

**SHELTON ECONOMIC DEVELOPMENT CORPORATION  
QUARTERLY MEETING**

SEDC Offices, 25 Brook Street, Suite 203  
Shelton, Connecticut

Tuesday, July 13, 2021  
8:30 AM

The following directors were present:

Ed McCreery	Karen Bentlage (Zoom)	Derrick Champagne (Zoom)
Alberto Martins	Ed DeMarseilles	Bob Caponi
Martin Coughlin	Madelyn Cerritelli	Justin Vescovi (zoom)
Fred Ruggio	Terry Jones	Alan Tyma
Henry Baum	Alan Tyma	Virginia Harger (zoom)
Don Stanziale	Al Paolozzi	Angelo Melisi

**Also attending:** Paul Grimmer, President (SEDC office); Aleta Miner, (SEDC office), Morgan Darby (Intern)

**GREETING – William Partington, Chairman**

Mr. Ruggio called the Quarterly Meeting of the Shelton Economic Development Corporation to order at 8:30 AM with a quorum present and welcomed everyone. Mr. Ruggio asked for a motion to approve the Quarterly Meeting minutes dated April 13, 2021.

**APPROVAL OF MINUTES (1/12/21) -**

***A motion was made by Fred Ruggio and seconded by Tom Harbinson to approve the minutes of the Quarterly Meeting dated 4/13/21. All in favor. Motion carried.***

Mr. Ruggio asked Alberto Martins, Treasurer, to present this morning’s Financial Report.

**FINANCIAL REPORT – Alberto Martins**

Mr. Martins provided an overview of the financial status of the corporation. The most current financials month-end June 30, 2021 was provided for review.

**PROGRAM REPORT – Paul Grimmer, President**

<b>267 Canal Street, Star Pin Factory - Site Assessment and Clean-Up</b>
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CT DECD – Assessment \$200,000  
CT DECD – Remediation \$750,000  
U. S. EPA – Remediation \$500,000

Tighe & Bond

- \*Phase I Environmental Site Assessment (ESA) completed
- \*Phase II/III ESA Underway – Estimated Completion July 15, 2021
- \*Remedial Action Report – July 30, 2021
- \*Environmental Remediation of Soils – Fall 2021

Raceway Photographs were shown of 267 Canal Street  
Last Remaining Chemicals slated for pick from site on July 16<sup>th</sup>

### **Star Pin Factory, 267 Canal Street – Environmental Remediation**

\*Supplemental soil and groundwater investigations have been conducted and included the completion of 17 soil borings, installation of three groundwater monitoring wells, advance of nine test pits, collection of 10 surface soil samples, eight concrete samples and one sediment sample.

\*The relative widespread occurrence of metals (primarily arsenic, copper, lead and nickel) and PAHs at concentrations above one or more of the applicable CT DEEP RSR criteria. Some metals (arsenic and lead) appear to be related to fill, while other metals (copper and nickel) appear to be related to the treatment and discharge of plating wastewaters.

\*VPCs (primarily PCE and TCE) were detected in several soil samples collected from the southeast corner of the property, in the vicinity of a loading dock and incinerator. Prior to the 2020 fire, drums of liquid wastes and staining of the ground surface was observed in this location  
\*ETPH was detected at elevated concentrations at several locations across the site. The highest concentrations were identified in the areas of former USTs, ASTs, and drum storage areas.

\*Shallow soil sampling indicates the fire appears to have impacted shallow fill materials. Shallow soils with ash or other debris contain elevated concentrations of PAHs, ETPH, and some materials.

\*PCBs continue to remain undetected

\*One round of groundwater sampling has been completed. Groundwater samples were collected from the one existing monitoring well and the three newly installed monitoring wells. Analytical results for the groundwater samples are pending.

\*We expect to have remaining soil data in the next couple of days.

\*Further evaluation of the raceways (as accessible) was conducted during various site visits. (See photos.) Additional sediment sampling is planned for some time this week. Sampling needs to be coordinate during low tide.

\*Further assessment to support the closure of the site's UST systems has been conducted but is ongoing. At least two tanks have been removed from the site by ACV and another is pending removal. Tighe & Bond is working to obtain records from CT DEEP and/or ACV regarding removal/disposal of the USTs to support closure.

\*Based on data collected to date and understanding of proposed reuse/transfer of the property, the site may be a good candidate for entry in the Brownfields Remediation and Revitalization Program (BRRP). Further evaluation and discussions with SEDC are anticipated.

\*As a separate initiative, Tighe & Bond has been working to obtain quotes to complete and A2/T2 survey of the property to support remediation planning. The survey would also be anticipated to be utilized to support property redevelopment.

### **Next Steps**

\*Financing the draft Phase II/III report once all analytical data has been received and reviewed. The report is underway.

\*Completion of the Remedial Action Plan (RAP) and preparation of a preliminary Opinion of Probable Cost (OPC) for remediation. Remediation of the site depends on the end use/redevelopment, which is currently unknown at this time. Due to this factor, Tighe & Bond recommends finishing development of the preliminary OPC based on a conceptual remedial scenario and as reuse/development plans become defined follow up with completion of the formal RAP.

## **Community Wide Planning Grant – U. S. EPA Assessment - \$200,000**

### **Ascom Hasler**

- Phase I Study is Complete /
- Phase II Site Investigation & Hazardous Building Materials Investigation Ongoing (September 2021)
- Anticipated Use (PDD-60) - Commercial/Office Tower

### **Riverside Commercial – 131 Canal Street**

Two Units Leased

\*Restaurant/Bar – Occupancy Sept. 2021

\*Optometrist – Occupancy Oct. 2021

\*One Unit Vacant

### **River Breeze Apartments – 223 Canal Street**

\*68 Apartment Units

\*Occupancy Estimated March 2022

## **Canal Street Reconstruction – Engineering & Design**

\*Cardinal Engineering

\*1,400 Linear Feet

\*Roadways, Sidewalks & Lighting

\*Preliminary Design 100% Complete

\*Final Design Completion Estimated for Sept. 2021

\*No date set for construction

### **Shelton Canal Restoration/Redevelopment**

- Address Condition/Potential Improvements
- Environmental Restoration/Awareness – Pocket Park, Walking Trails, Improvement of Water Quality
- Historic Preservation of the Shelton Canal Locks
- RFQ Advertisement – Wednesday, July 21, 2021 (four weeks)

### **NORTH CANAL MASTER PLANNING – UPDATE**

#### \*Ad Hoc Committee

- William Partington, Marty Coughlin, Ed McCreery, and Jim Geissler
- Landscape Architect – Tate & Associates, LLC

#### \*Engineering – Request for Qualifications

- Advertising – July 21<sup>st</sup> – August 11<sup>th</sup>
- Qualification Review – August 31<sup>st</sup>
- Engineer Interviews/Selection – September

#### \*Engineering Recommendations/Considerations/Vision Submissions

- Estimated Cost - \$80K - \$120K
- Potential Source of Funding – U. S. EPA

### **U. S. EDA – Naugatuck Valley Corridor/Economic Development District (NVC/EDD) - CEDS**

#### Naugatuck Valley Economic Development Comprehensive Economic Development Strategy

- Shelton Economic Development Corporation
- Lead Agency responsible for carrying out grant objectives and financial management
- 19-town partnership
- Sheila O'Malley, Chairperson of NV/EDD Strategy Committee (Ansonia)
- Valley Council of Governments – Provides additional support and resources
- DeCarlo & Doll, Inc. – Consultant
- Five-year CEDS report – completed and submitted by June 26, 2021
- 2021-2022 Grant Awarded by U. S. EDA

### **CITY OF SHELTON – (CDBG) Small Cities Grant**

- Mayor Laretti requested the Shelton Economic Development Corporation consider becoming the Small Cities Grant Administrator.
- Grants to benefit low-to moderate-income populations
- Are Extremely Competitive
- Housing Rehabilitation Projects (General Population)
- City Senior Housing (Helen DeVaux and Sinsabaugh Heights)
- Typical Grant \$500,000 Cap: 5 – 7 % Administrative Fee

Questions were entertained.

Mr. Ruggio thanked Mr. Grimmer and asked for a motion to adjourn.

ADJOURNMENT

*A motion was made by Terry Jones and seconded by Marty Coughlin to adjourn at 9:35 AM.*

Respectfully submitted,

Aleta Miner for Fred Ruggio, Secretary